

PERMIT APPLICATION: NRS 07-025

APPLICANT: Steven C. Grinnell, General Partner
Kingsport Pavilion, LLC
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San Antonio, TX 78232
(210) 404-2080

LOCATION: North of US Highway 11 (Lee Highway) east of the intersection of Highway 93 and Highway 11 and just west of New Beason Well Road; Kingsport, Sullivan County.

WATERSHED DESCRIPTION: South Fork Holston River Watershed (HUC 06010102). Subject property and surrounding property consists of commercial development to the west and south, residential to the north, and open field and small woodlots to the east. The site consists of three streams and five jurisdictional wetlands. Leslie Branch borders the west while Clark Branch is on the east. An unnamed tributary to Clark Branch enters the site from the north and flows to the east into Clark Branch. Clark Branch is a tributary to Reedy Creek. Portions of Clark Branch and Reedy Creek are on the 303(d) list for siltation from discharges from MS4 Area.

Two wetland areas are fringe wetlands along the unnamed tributary while the remaining three wetlands lie within the floodplain of Clark Branch. The wetlands are all emergent and none of the wetlands are considered high quality.

PROJECT DESCRIPTION: The applicant proposes to construct a retail center and associated parking that will require the relocation of 435 feet of the unnamed tributary and the placement of fill in 0.14 acres of jurisdictional wetland.

A relocated stream channel of 574 linear feet will be constructed along the north boundary of the proposed development. The proposed channel will consist of a gently meandering design with the placement of log or rock double wing deflectors and droplog structures alternating at least every 50-75 feet to promote a riffle/pool complex. At least three root wads will be placed in the relocated channel for habitat development. Trees of at least 1.0 dbh will be planted on ten foot centers in two alternating rows at top of bank. A 25-foot buffer will be established on either side of the relocated channel

Compensatory wetland mitigation will occur onsite and consist of the enhancement of 1.68 acres of existing wetlands. Enhancement activities will consist of the planting of mast producing tree species at the rate of 400 seedlings/acre. No one species will comprise more than 25% of the total.

The applicant will monitor the stream and wetland mitigation sites and submit annual reports to this office. Prior to the diversion of flow into the relocated channel the applicant will be required to submit an "as built report" to the division's Johnson City Field Office for verification and approval.

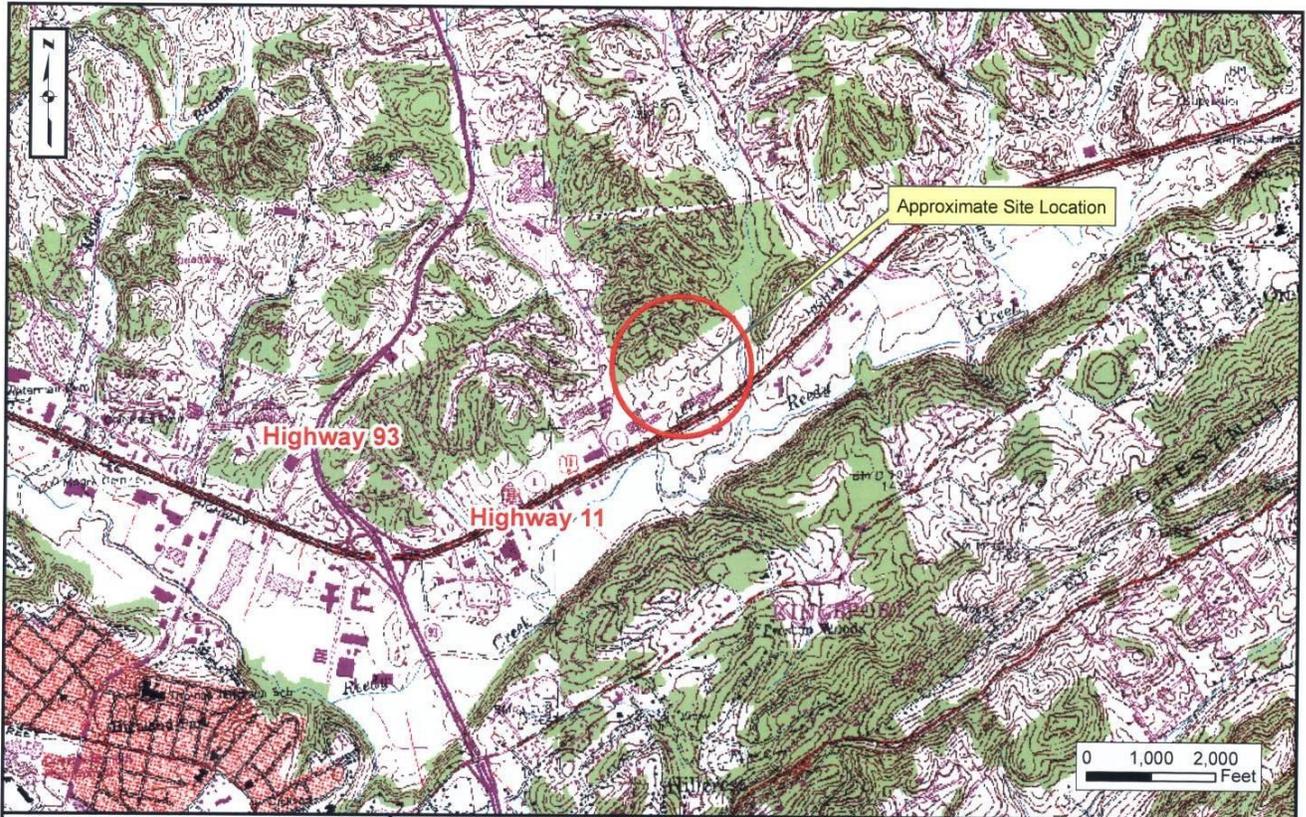
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The division's Land Use Restrictions shall be placed on the mitigation areas.

USGS TOPOGRAPHIC QUADRANGLE: **Kingsport 188 SE**
 Indian Springs 197 SW
 36.55301 N; 82.49049 W

PERMIT COORDINATOR: Mike Lee

More details on the proposal can be viewed on the internet at
<http://www.state.tn.us/environment/wpc/ppo/arap>.



USGS Topographic Quadrangle Reference: Kingsport (West) Indian Springs (East)	SCALE: AS SHOWN		Site Vicinity Map	FIGURE NO:
	CHECKED: EMP		Proposed Retail Facility East Stone Drive Kingsport, Tennessee	2
	DRAWN: MDS			
	DATE: 12/27/06			
PROJECT NO: 1404-06-162G				



THE AERIAL PHOTOGRAPH SHOWN WAS OBTAINED FROM THE USGS SEAMLESS DATA WEBSITE (http://seamless.usgs.gov) FLYOVER DATE: MARCH 7, 1997	SCALE: AS SHOWN		Existing Conditions Map	FIGURE NO:	
	CHECKED: EMP		Proposed Retail Facility East Stone Drive Kingsport, Tennessee	3	
	DRAWN: MDS				PROJECT NO: 1404-06-162G
	DATE: 1/8/06				

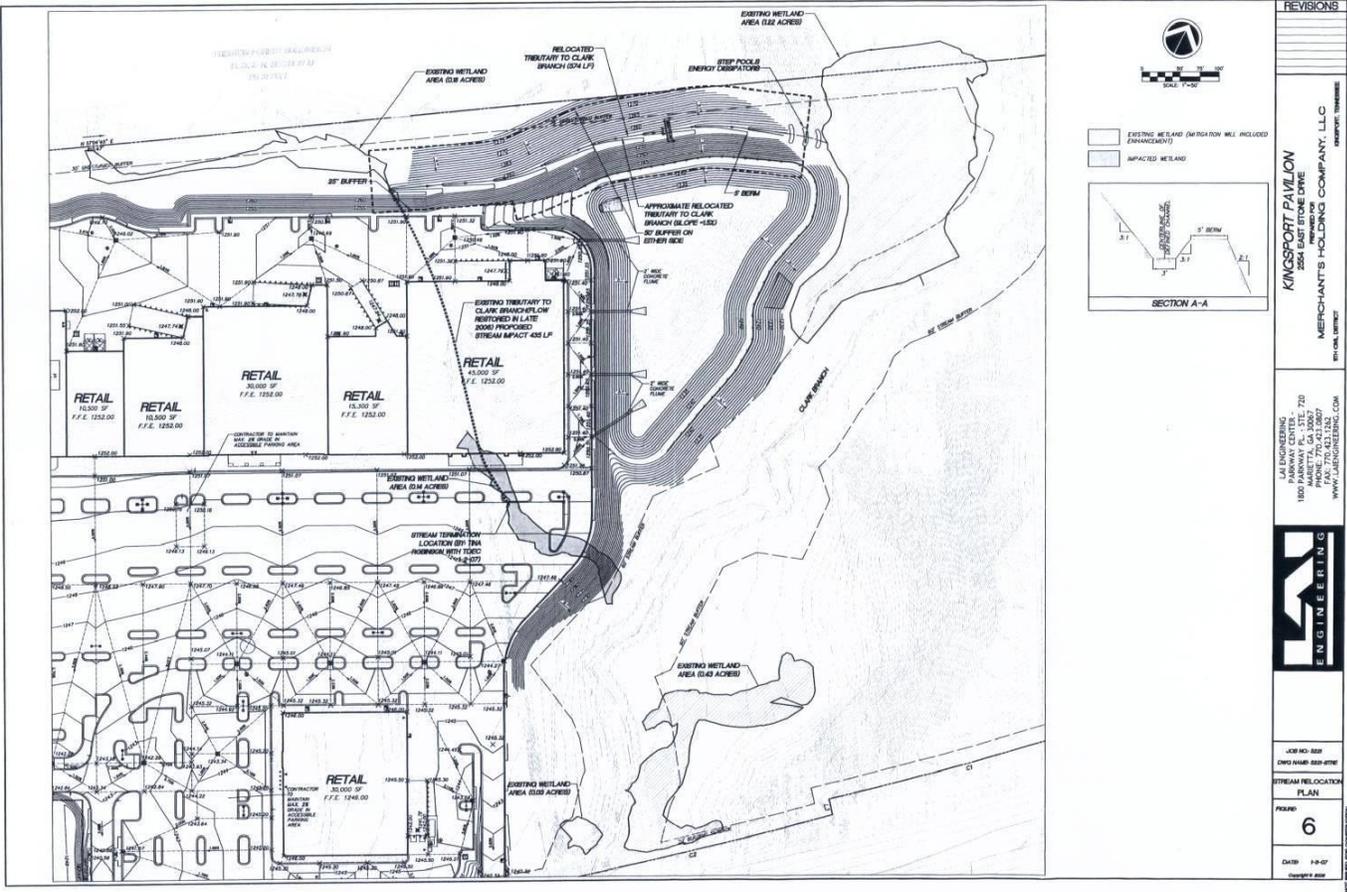


FIGURE 4
REPRESENTATIVE PHOTOGRAPHS

PROJECT NO.: 1404-06-162G
CAMERA MAKE: Kodak CD33

PROJECT NAME: Proposed Retail Development
LOCATION: Kingsport, Tennessee



PHOTOGRAPH NO.: 1
LOCATION: Figure 5
DATE: 1/7/07
PHOTOGRAPHER: Tim Kelly
COMMENTS: Tributary to Clark Branch on the northern property boundary facing east. The fringe wetlands are to be enhanced as part of the proposed compensatory mitigation.

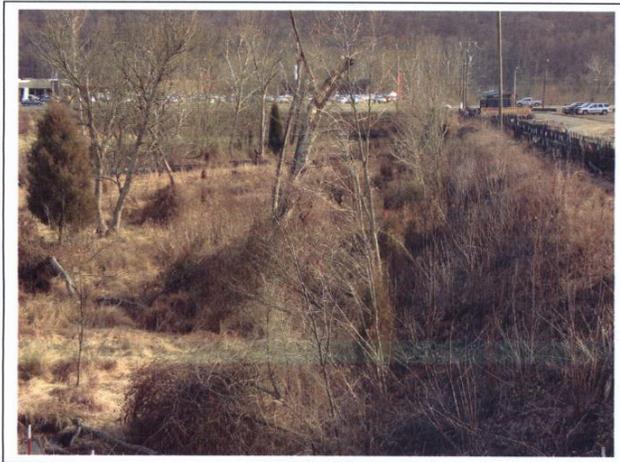


PHOTOGRAPH NO.: 2
LOCATION: Figure 5
DATE: 1/7/07
PHOTOGRAPHER: Tim Kelly
COMMENTS: Tributary to Clark Branch along the side of the entrance road on the eastern side of the property, facing north. Flow was restored in late 2006.

**FIGURE 4
REPRESENTATIVE PHOTOGRAPHS**

PROJECT NO.: 1404-06-162G
CAMERA MAKE: Kodak CD33

PROJECT NAME: Proposed Retail Development
LOCATION: Kingsport, Tennessee



PHOTOGRAPH NO.: 3
LOCATION: Figure 5
DATE: 1/7/07
PHOTOGRAPHER: Tim Kelly
COMMENTS: Wetland formed by discharge from the tributary to Clark Branch, facing south.



PHOTOGRAPH NO.: 4
LOCATION: Figure 5
DATE: 1/7/07
PHOTOGRAPHER: Tim Kelly
COMMENTS: Wetland area located on the northeastern corner of the property, facing east. The wetland is to be enhanced as part of the proposed compensatory mitigation.

